

VILLAGE OF LANNON
MINUTES OF THE VILLAGE BOARD MEETING FROM 4/10/23

1. Call to order by presiding officer. President Sommers called the meeting to order at 7:00 p.m.
2. Pledge of Allegiance was recited.
3. Roll Call: Reek, Nellis, Jensen, Sommers, Piquette, Yates, and Martin were present.
4. Statement of Public Notice was confirmed.
5. Discussion and possible action on the reading, correction, and approval of the minutes from the Village Board meeting from 3/13/23. Yates/Piquette motioned to approve the meeting minutes as submitted. Motion carried unanimously.
6. Committee Reports:
 - a. Finance/Personnel- New development on the plan for Court Clerk position and talking with Judge on how to proceed. Items later in the agenda/ ARPA committee met and covered some old business and also had some discussion on increasing the spending on one area for some deferred maintenance items. Expand that further to the garage and park maintenance.
 - b. Legislative- None. Complaint on campaign sign. Before the next election cycle it should be updated. Duplicate signs in yard. How is it going to be handled?
 - c. Parks and Recreation/Beautification- Working with Liz and Jan on getting somethings done with ARPA beautification stuff. Chris was suppose to take care of the dugouts and then the park was going to take care of it. It should be taken care of by a licensed contractor.
 - d. Public Safety-none.
 - e. Public Works/Recycling/Sewer- Repeated reports that the GFL driver was mixing garbage/recycling. Sent a supervisor to dump site and found nothing. No video was ever received. Grinder pump at Foundry has been repaired. Custer Lift Station secure. Snow Plow contract, bidding is out for next season.
 - f. Quarry-none
7. Department Reports:
 - a. Clerk's Office – Utility Billing will be done in the next week. They are coming out to read meters on Wednesday so hopefully everything goes smoothly. Next week I will start converting the Accounting software with Workhorse. I have a couple of other reports that need to be completed by the end of April.
 - b. Police Department – Activity Summary was submitted. Has a couple officers scheduled for training. There will be a couple more available to ride.
8. Citizens Comments:

(This is meant for Public Comments on any subject, without any discussion by Board of Trustee members or action, except for possible referral to a governmental body or Village agent). (Except as otherwise allowed by motion of the Board, citizen comments will be limited to 3 minutes per person although written comments of any length may be submitted prior to the meeting to the Village Clerk.)

Jan Schmidt – W. Good Hope Rd. accident on the corner. 2 people in her family and 4 neighbors recently. Something needs to be done. People going through the stop sign. More full-time police or something. Car parts and glass all over their yard. What is the back up plan if one of the generators goes out in the pump system. If that well goes out, then half of Lannon won't have water. Whispering Ridge will supply the Village. As long as there is pumping capabilities the Village will have water.
9. Discussion only on Update of TIDS. Phil Cossen with Ehlers was available to summarize the developer agreements, cash flows, etc. Required payments based on performance for each development. Summarize with what is required based on their performance to this point. Overstone is broken up between phases. 1 is fully built out, paid out of Tax Increment. They receive 50% out of TID up to \$300,000. Phase 2 is up to \$500,000. Phase 3 is 4.5 million paid out of TID increment. Berg wondering when he will get paid and updating the value to tie the numbers together. Rock Pointe – Sawall. Up front payment \$100,000 for each building in phase 1 and \$50,000 for each building in phase 2 and 3. \$450,000 is currently due and phase 3 will be up to \$725,000. They receive MRO for a portion of increment for each phase. WREN is 3 incentives. Up front payment for infrastructure and clean up is paid in full. Phase 1 and Phase 2 needs to be paid. \$20,000 owed to them. In 2023 is around \$52,000 as far as value and build out. TID valuations come out in August. They received just their parcels increments. Giving us the tools so we can figure out the amount owed. 2 million would be borrowed from TID 1 or TID 2 funds, nothing from taxpayer dollars. State Fund so they are taxable, draw the funds and disperse as needed over time. Not paying interest until you take the money. Agreements include the Village to withhold incentives if professional fees have not been paid in full. Phil has spoken with all three, they have been patient so we could pull this all together. Cash flows have been provided for both districts. TID 1 includes State Trust Fund loan. Overstone will reach buildout and Sawall MRO payments will be made over time per Developer Agreement. This district has the potential to generate significant revenue for the project costs, etc. There were a lot of costs identified over the life of the district. Even after these are paid there will be money left over for other projects. TID 2 assumes 19 million in development from WREN that does not include Sawall development, etc. Small district comparatively. Cash Flow will be as much as \$5 million. There are costs that are cited in that project plan as well.
10. Discussion and possible action to seek financing through the Board of Commissioners of Public Lands to finance project costs related to TID 1 in the amount of \$1,460,000.00. Reek/Nellis motioned to allow Ehlers to go forward with the payout loan and make sure professional fees are paid up. Motion carried unanimously. Phil stated that they will draw up paperwork and then it will come back to the board for approval. Hector questioned if the interest rate has been negotiated. The market is moving all over the place right now. If we submit an application soon we can lock in at lower rate. 10-year borrowing. We have plenty of borrowing capacity. Reek/Nellis motioned to allow Ehlers to apply for the application for the \$2,080,000.00 TID 1 items. Motion carried unanimously. Reek/Nellis motioned to amend the dollar amount to the correct figure. Motion carried unanimously.

- 11. Discussion and possible action to approve the MRO payment to WREN. Yates/Martin motioned to make payment for \$20,792.00 to WREN from available funds. Motion carried unanimously.
- 12. Discussion and possible action on Tree Removal. Trustee Nellis stated that Waukesha County wants us to trim the tree in front of the Stop and Go lights. It needs to be cleared up 12 feet on one side. They can't work on control panels, and it is interfering with the signal. Cut N Go gave us a proposal for removal of tree and stumps. Reek/Nellis motioned to approve the Cut N Go quote. Motion carried unanimously.
- 13. Discussion and possible action on payment of the bills. Yates/Jensen motioned to pay the bills. Motion carried unanimously.
- 14. Engineer's Report. Engineer Ben stated that for Willow Lane the title search is being done. Pavement heaving from Water Project so that will be done as well as restoration progress and see what needs to be taken care of. USDA funding and contingency projects. Mid-City and Strand will meet with USDA to notify them on contingency funds before proceeding. Crash history. They are County roads along with the speed limit on Main St., etc. We have talked to staff at the County and it has not been received. People need to look at who your representative is at the County level and reach out with concerns. Hector stated that the County operates in their own orbit. Invite County Representatives to board meetings and voice concerns regarding safety, etc. DOT made money available for highway safety improvement issues. There is another grant out there, however the trick is the County is not looking at Lannon as a priority for projects. \$990,000 contingencies for USDA project.
- 15. Attorney's Report. None. Point of order, motion made to amend dollar amount.
- 16. President's Report. Congrats to Patrick Yates. Keep up the positives that were accomplished the last 2 years. We have altered the posting to allow a weeks' notice for citizens to be informed. He has gotten back to everyone making a complaint. Treated others with honesty and respect and didn't get that in return. Participating in community events. Remote monitoring system. Generators for well houses. SCADA system and install connections for portable lift stations. Pressure valves in Lannon Estates. Educate himself with issues on water installation mains. Believes the state of affairs have evolved to a much better place than a couple years ago. We should all be better than the past. Never lost site of goal to be honest. Thanks for the opportunity to serve as your president. Good Luck Yates.
- 17. Adjournment. Sommers/Yates motioned to adjourn at 8:03 p.m. Motion carried unanimously.

<p>April 10, 2023 Respectfully submitted, Brenda Klemmer Village of Lannon Clerk/Treasurer</p>	<p>*Notice is hereby given that the Municipal Building is accessible to elderly and disabled persons.**Notice is also hereby given that members of other governmental bodies from the Village of Lannon may be present at this meeting to gather information about a subject on which they may have decision making responsibility and may constitute a quorum of that governmental body. No action by any of those governmental bodies, except the Village Board of Lannon, will be taken at this meeting.</p>
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